

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Kakinada Municipality – Change of land use from Residential Use to Central Commercial Use in D.No.13-1-31/1, T.S.No.1263(P) of Ward No.1, Block No.35 at Subhas Road, to an extent of 590.94 Sq. Mtrs of Kakinada Municipality - Draft Variation – Confirmed – Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 384

Dated: 09/10/2012.
Read the following:-

- 1) GO.Ms.No.389, MA dated:10.09.1975.
- 2) From the Director of Town and Country Planning, Hyderabad Letter Roc.No.9092/2011/R, dt:21.12.2011.
- 3) Govt. Memo.No.32566/H1/2011-1, dated 28.01.2012.
- 4) From the DTCP Lr.Roc.No.9092/2011/R, dated 22/05/2012.
- 5) Govt. Memo No.32566/H1/2011-2, dated 14-06-2012.
- 6) Commissioner of Printing, A.P. Extraordinary Gazette No.336, Part-I, dt:21-06-2012.

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ORDER:-

The draft variation to the Kakinada General Town Planning Scheme to the Master Plan which was sanctioned in G.O.Ms.No.389 MA., dated: 10.09.1975 was issued in Government Memo. No.32566/H1/2011-2, Municipal Administration & Urban Development Department, dated 14-06-2012 and published in the Extraordinary issue of A.P. Gazette No. 336, Part-I, dated: 21-06-2012. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated:22-05-2012 has stated that the Commissioner, Kakinada Municipality has informed that the applicant has paid an amount of Rs.23,640/-(Rupees Twenty Three thousand Six hundred and Forty only) towards Development/ Conversion charges as per G.O.Ms.No.158 MA.,dated:22-03-1996 and also handed over the road affected portion under widening through registered gift deed. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT
(UD)

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Commissioner, Kakinada Municipality, Kakinada.

Copy to:

The individual through the Commissioner, Kakinada Municipality, Kakinada.
The District Collector, West Godavari District.
SF/SC.

//FORWARDED:BY:ORDER//

SECTION OFFICER

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Kakinada Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.336, Part-I, dated: 21-06-2012 as required by clause (b) of the said section.

VARIATION

The site in D.No.13-1-31/1, T.S.No.1263(P), Ward No.1, Block No.35 at Subhas Road, to an extent of 590.94 Sq. Mtrs of Suryaraopet (V), Kakinada town, the boundaries which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Kakinada Town, sanctioned in G.O.Ms.No.389, MA dated: 10-09-1975, is designated for Central Commercial use by variation of change of land use based on Council Resolution No.30, dated 03.09.2011 and as the area is developed with Commercial buildings and as marked "A,B,C,D" as shown in the revised part proposed land use GTP Map No.9/2012/R which is available in Municipal Office, Kakinada Town, **subject to the following conditions:**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain prior approval for layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Building of I. Ramachandra Rao and B.Kameswara Rao, D.No. 13-1-32.
East	:	Existing 61'-0" to be widened to 80'-0" as per Master Plan.
South	:	Existing 36'-0" to be widened to 50'-0" as per Master Plan.
West	:	House of Dr. I.V.Rao, D.No. 12-9-1.

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SECTION OFFICER